

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):

☐ Conditional Use Permit

☒ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp: _____

Date: 05/27/2026

APPLICANT NAME: You Thrive Florida

Address: PO Box 896

City: Brooksville

State: FL Zip: 34605

Phone: (352) 796-5222 Email: lbecker@youthrivefl.org

Property owner's name: (if not the applicant) HERNANDO COUNTY

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL Zip: 34601

Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00357143

2. SECTION 26, TOWNSHIP 22, RANGE 19

3. Current zoning classification: R-IC

4. Desired use: Child-care Facility/Daycare Center

5. Size of area covered by application: 23.90 acres

6. Highway and street boundaries: 899 KENNEDY BLVD

7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No

8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)

9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

I, Jeffrey Rogers of Hernando County BOCC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☐ I am the owner of the property and am making this application **OR**

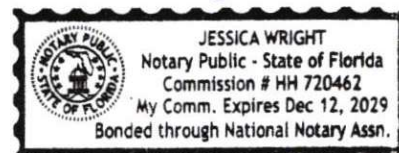
☒ I am the owner of the property and am authorizing (applicant): You Thrive Florida
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

[Signature]
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

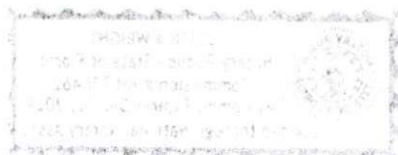
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of July, 2026, by Jeffrey Rogers who is ☒ personally known to me or ☐ produced _____ as identification.

[Signature]
Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp



Request:

The request is for a Special Exception to operate a child care center, which is allowed in any zoning district under Article V, Section 8 (Special Exception Use Regulations).

Project Description:

The applicant, You Thrive of Florida currently leases the property from Hernando County and utilizes the existing structures for office space and social programs. The offices will be relocated off-site to another building on Pinehurst Drive in Spring Hill on property recently purchased by You Thrive, and the applicant proposes using the leased structures near Kennedy Park for child care ages infant to 4. There is currently adequate parking on site and adequate space for child drop off and pick up. Drop off and pick up are naturally staggered throughout the day, so existing parking will be more than sufficient and there will not be any queueing of traffic on Kennedy Boulevard. A fenced recreation area will be provided on-site adjacent to the existing structures. Two recreation areas will be created on the site, likely to the north and south of the existing portables.

Existing Zoning:

The site is currently zoned R-1C, child care is allowed as a Special Exception use. Please refer to Figure 2 for the site zoning.

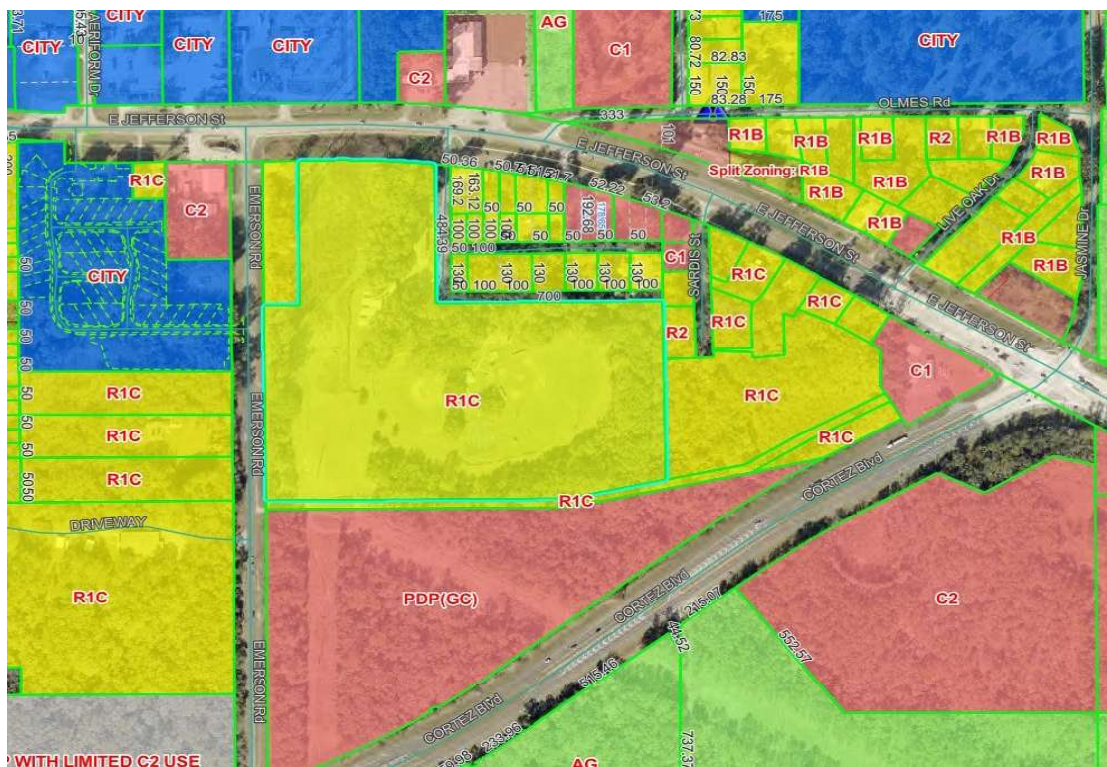


Figure 2-Parcel Key 357143 Site Zoning

Special Exception Standards:

Compatibility- The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.

Analysis: The site consists of existing structures located within Kennedy Park, a location currently utilized by Hernando County for active recreation and events. A child care center would be compatible with the activities occurring on the property and use of the site for a park.

Standards- Required standards and regulations for special exception uses and buildings are as follows:

- a. All special exception uses shall be subject to the general regulations for structures and uses, lots and yards and vehicles contained in this ordinance for principal building and single lot development as well as the specific dimension and area regulations for lots and structures in the specific zoning district in which the special exception use is proposed.

Analysis: The child care programs will take place in existing structures on the property. No additional structures are proposed.

- b. Minimum lot frontage on a street shall be sufficient to permit properly spaced and located access points designed to serve the type of special exception use proposed. The proposed use shall not attract inappropriate traffic volumes, noise or congestion. Wider spacing between access points and intersection street right-of-way lines should be required when the lot has more than the minimum required frontage on a street. All access points shall be specifically approved by the administrative official.

Analysis: The site is currently used as a park for active recreation and recreation programming and has existing access from Kennedy Boulevard via East Jefferson Street. Inappropriate traffic or excessive traffic volumes from using existing structures on site for child care is not anticipated. The site has existing on-site parking suitable for the proposed use. The parking areas are included in the existing lease with Hernando County.

- c. All buildings should be located an adequate distance from all property lines and street right-of-way lines. Greater building setback lines should be required when the lot has more than the minimum lot area required or when deemed necessary to protect surrounding properties.

Analysis: The child care will take place in exiting structures on site. Theses structures are located a sufficient distance from perimeter property lines.

- d. Landscaped separation shall be provided along all property lines and along all streets serving the premises in conformance with the Hernando County Community Appearance Ordinance and as required by the planning and zoning commission. The premises shall be permanently screened from adjoining and contiguous properties by a wall, fence, evergreen hedge and/or other approved enclosure when deemed necessary to buffer the special exception use from surrounding areas.

Analysis: The existing structures are currently used as office space for You Thrive, and the overall park site is 21 acres in size, which provides for sufficient separation and buffering. Existing tree cover along the site perimeter also provides for sufficient use separation. No additional landscaping is required.

- e. The use shall be of a similar architectural scale to existing neighborhood development or take advantage of an existing building for its purposes.

Analysis: The structures currently exist and correspond to the use of the overall site as a park with active recreational uses by Hernando County.

- f. Visual and functional conflict between the proposed use and nearby neighborhood uses, if existent, shall be minimal.

Analysis: There is no visual or functional conflict between the existing uses and park with nearby neighborhood uses.

- g. For special exception uses on local streets, traffic generation rates and traffic distribution rates associated with the proposed use will be reviewed to determine whether they exceed those typically associated with local street traffic

Analysis: The site is currently used as a park with active recreation/programing, and the existing buildings are used for office space and social programs. Reuse of the existing structures for child care will not create additional traffic on local streets in excess of what is currently occurring.

- h. Special.exception.runs.with.the.land; A special exception applies to the property for which it is granted and not to the individual who applies for it.

Public Facility Impacts:

The site is currently served by potable water, sanitary sewer and solid waste. There will be no impacts to school facilities, and no additional impacts to roads or drainage.

Site Environmental:

The site is currently used as a park with active recreation and recreational programming. There will be no impacts to environmental resources. Portions of the site are designated AE and A on the Flood Insurance Rate Maps (Panel 12053C0211D, effective date 2/2/2012). Since the existing structures are not in a flood zone, and no additional development is proposed, there will be no impacts on the special flood hazard area. Please see Figure 3 for the flood zone designation.

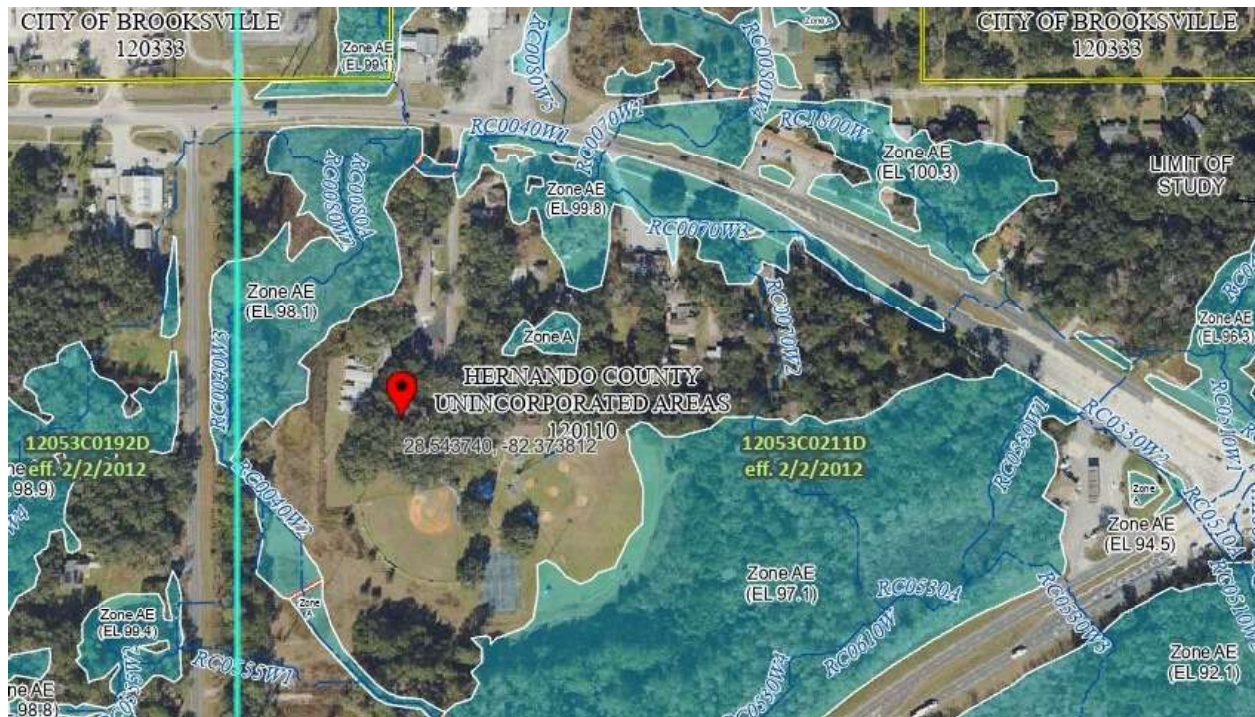


Figure 3-Parcel Key 357143 Flood Zone